

June 4, 2010

To: Mayor Roseann Minnet  
Vice Mayor Stuart Dodd  
Commissioner Birute Ann Clotney  
Commissioner Scot Sasser  
Commissioner Chris Vincent

From: Connie Hoffmann, Interim Town Manager *CH*

Subject: Lauderdale by the Sea Tax Roll Valuation & Millage Rate

We have received the Broward Property Appraiser's estimate of the 2010 taxable value of property in Lauderdale by the Sea. We will receive official confirmation of the roll on July 1 and there could be minor changes, but the estimate gives us the ability to project revenues as we develop the FY 2009/2010 budget. The taxable value is the value of a parcel *after* all the exemptions the property owner is entitled to are taken off the assessed value of the property. If the property is the owner's primary residence and the assessed value of their property is at least \$75,000, they are eligible for a \$50,000 homestead exemption. Senior citizens are eligible for an additional \$25,000 exemption if their total annual household income does not exceed \$25,780. There is also a \$5,000 exemption for certified- disabled veterans.

The total taxable value of property in the Town of Lauderdale by the Sea that was on the tax roll last year has declined from \$1,911,499,581 on January 1, 2009 to \$1,751,217,601 on January 1, 2010, an 8.4% decline. However, new construction valued at \$18,974,047 was added to the tax roll on January 1, 2010 so that increased the Town's total taxable value to \$1,770,191,648. When you include the new construction, the Town's total taxable value decreased by 7.4%

Table 1 – Change in Assessed Value

	2009	2010	Change + (-)
Taxable Value	\$1,911,499,581	\$1,751,217,601	-8.4%
New Construction		\$18,974,047	
Total	\$1,911,499,581	\$1,770,191,648	-7.4%

The decline in the Town's taxable values means that the millage rate would have to increase above its current level of 3.999 in order to generate the same amount of property tax income next year as the Town collects this year. There is a great deal of misunderstanding by the public about how millage rates work. It is important to remember that the millage rate is only one half of the equation in determining

how much a property owner will pay in taxes. The millage rate reflects the number of dollars the Town collects for every \$1,000 of taxable value of each property. If the total taxable value in the Town goes up from one year to the next, the millage rate would go down to generate the same income. But when the taxable value goes down, the millage rate has to go up to produce the same income. Because property values steadily increased for so many years in Florida, the State Statutes refer to the millage rate necessary to generate the same tax income as the “roll-back” rate. In tough times like now, the millage rate actually has to be rolled-up to generate the same taxes, but the law dictates the use of the term “roll back” rate on the certification of taxable value provided to us by the Property Appraiser.

The Property Appraiser has estimated that the Town’s millage rate would need to be 4.365 next year in order to generate the same property tax income as this year (i.e. that is the “roll back” millage rate). The thing that is important to stress is that just because the millage rate goes up does *not* mean that property taxes are going up.

In order to compare apples to apples, the roll back rate calculation ignores the value of new construction added to the tax roll. The Florida Statutes leave new construction out of the equation because it is assumed that there is a new service burden on the municipality from new developments and that the property should generate additional tax revenue to the governing body. In our case, the new construction that has been added to the rolls will generate only \$76,000 - \$83,000 in new tax revenue to the Town (the first amount reflects our current millage rate; the second reflects the roll-back rate).


I believe it is too early in the budget preparation process to make any determinations on what the millage rate should be. We know we are facing increases in the public safety budgets, and that we have a significant number of capital projects that the Town would like to see implemented, but I also need to give you a clear picture of the reserves and undesignated fund balances before we can reach any conclusion about next year’s millage rate.



**Broward County Property Appraiser's Office**  
115 S. Andrews Avenue, Room 111  
Fort Lauderdale, Florida 33301  
(954) 357-6830 · Fax: (954) 357-8474  
[www.bcpa.net](http://www.bcpa.net)

## MEMORANDUM

To: Broward County Taxing Authorities

From: Lori Parrish, CFA, Property Appraiser 

Date: June 1, 2010

Subject: 2010 Estimate of Taxable Value

Attached you will find our 2010 Estimate of Taxable Values. As we warned last year, you will again see declines in tax roll values throughout Broward County.

The numbers shown in this estimate will be virtually identical to the final numbers that will be formally confirmed on the DR-420 Certification of Tax Roll Value on July 1, 2010. The only changes, if any, between the enclosed estimate and the DR-420 certification will be to correct any errors discovered over the next 30 days. All new 2010 exemption and Save Our Homes portability applications filed to date are already reflected in the enclosed numbers.

Sales from last part of 2009 and the first five months of 2010 indicate we may have finally seen the end of this catastrophic real estate crash. Sales price trends seemingly indicate Broward reached overall market bottom a few months ago and subsequently are holding steady. In general, we are starting to see mildly encouraging economic signs. The number of properties in foreclosure is down significantly versus last year, as is the MLS real estate inventory of available properties. Certainly, some distressed individual properties or isolated neighborhood pockets may see further value drops. Additionally, communities with larger numbers of condo units may continue to see a modest value decline, as condo values traditionally take longer to stabilize and recover than single-family homes and commercial properties. Thus, for planning purposes, you should expect to see the tax roll remain relatively flat for next year (i.e., similar to the 2010 tax roll values).

Please keep in mind the 2010 assessments reflect the values as of January 1, 2010, as set by qualified sales in the January 2, 2009-January 1, 2010 assessment period (with greatest weight given to 4Q-09 sales). Likewise, the 2011 assessments will reflect the prices realized this calendar year.

If you have any questions about the enclosed, please contact me at 954.357.6904 or [lori@bcpa.net](mailto:lori@bcpa.net), or contact our Budget & Finance Director Holly Cimino at [hcimino@bcpa.net](mailto:hcimino@bcpa.net) or 954.357.6825.

*Attachments*

## TAXABLE VALUE REPORT AS OF 6/1/2010

	(Line 7 of DR-420)	(Line 4 of DR-420)	Percentage Change in Taxable Value	(Line 5 of DR-420)	(Line 6 of DR-420)
TAXING AUTHORITY	Total 2009 WCC* Taxable Value	Total 2010 Estimated Taxable Value		Net New Taxable Value	Current Yr Adjusted Taxable Value
COCONUT CREEK	2,948,160,338	2,636,104,991	-10.6%	33,480,509	2,602,624,482
COOPER CITY	1,952,321,985	1,836,702,722	-5.9%	3,424,891	1,833,277,831
CORAL SPRINGS	8,457,438,492	7,540,490,095	-10.8%	18,638,352	7,521,851,743
DANIA BEACH	2,904,013,369	2,660,672,707	-8.4%	44,359,345	2,616,313,362
DAVIE	7,318,079,029	6,773,813,431	-7.4%	42,746,088	6,731,067,343
DEERFIELD BEACH	6,030,550,127	5,140,473,820	-14.8%	16,874,009	5,123,599,811
FORT LAUDERDALE	27,484,088,610	24,569,202,966	-10.6%	473,966,757	24,095,236,209
HALLANDALE BEACH	4,116,470,923	3,548,382,806	-13.8%	28,102,317	3,520,280,489
HILLSBORO BEACH	1,048,876,862	974,846,315	-7.1%	11,657,535	963,188,780
HOLLYWOOD	11,776,681,829	10,392,891,910	-11.8%	281,262,421	10,111,629,489
LAUD. BY THE SEA	1,911,499,581	1,770,191,648	-7.4%	18,974,047	1,751,217,601
LAUDERDALE LAKES	1,075,707,160	852,946,255	-20.7%	757,555	852,188,700
LAUDERHILL	2,360,604,052	1,865,225,348	-21.0%	3,640,786	1,861,584,562
LAZY LAKE	6,011,199	5,415,669	-9.9%	97,279	5,318,390
LIGHTHOUSE POINT	1,844,111,059	1,637,086,668	-11.2%	13,696,036	1,623,390,632
MARGATE	2,586,445,110	2,085,842,564	-19.4%	7,789,826	2,078,052,738
MIRAMAR	8,008,306,433	6,728,566,887	-16.0%	67,194,374	6,661,372,513
NORTH LAUDERDALE	1,378,796,723	1,043,483,021	-24.3%	19,107,343	1,024,375,678
OAKLAND PARK	2,731,168,770	2,276,441,687	-16.6%	16,583,703	2,259,857,984
PARKLAND	3,060,366,609	2,834,661,550	-7.4%	55,782,195	2,778,879,355
PEMBROKE PARK	601,554,677	566,869,027	-5.8%	12,820,718	554,048,309
PEMBROKE PINES	9,559,529,428	8,446,627,466	-11.6%	20,704,549	8,425,922,917
PLANTATION	7,410,975,114	6,647,273,357	-10.3%	45,069,516	6,602,203,841
POMPANO BEACH	10,890,619,701	9,286,635,949	-14.7%	60,035,598	9,226,600,351
POMPANO BEACH EMS	10,890,619,701	9,286,635,949	-14.7%	60,035,598	9,226,600,351
SEA RANCH LAKES	166,205,283	161,814,491	-2.6%	16,545	161,797,946
SUNRISE	5,769,085,209	5,107,980,842	-11.5%	152,363,419	4,955,617,423
SOUTHWEST RANCHES	1,195,881,515	1,127,681,779	-5.7%	17,601,046	1,110,080,733
TAMARAC	3,206,091,216	2,593,110,930	-19.1%	7,976,005	2,585,134,925
WEST PARK	536,533,738	392,490,367	-26.8%	8,023,071	384,467,296
WESTON	7,038,464,675	6,298,644,794	-10.5%	10,085,591	6,288,559,203
WILTON MANORS	1,031,780,180	889,342,994	-13.8%	12,795,853	876,547,141
UNINCORPORATED	1,019,035,969	881,428,798	-13.5%	39,475,443	841,953,355
COUNTY FIRE	1,019,035,969	881,428,798	-13.5%	39,475,443	841,953,355
FORT LAUD. DDA	1,486,215,187	1,378,498,548	-7.2%	58,919,780	1,319,578,768
N. BROWARD HOSPITAL	103,613,825,541	91,055,071,727	-12.1%	1,043,594,279	90,011,477,448
S. BROWARD HOSPITAL	44,626,281,354	39,237,066,987	-12.1%	490,628,882	38,746,438,105
HILLSBORO INLET	13,819,790,477	12,157,108,112	-12.0%	88,249,727	12,068,858,385
WATER MANAGEMENT 2	3,416,886,482	3,113,312,545	-8.9%	201,122,221	2,912,190,324
CENTRAL BROWARD	4,761,218,990	3,270,908,541	-31.3%	0	3,270,908,541
COCOMAR	2,996,304,810	2,722,255,130	-9.1%	83,888,662	2,638,366,468
TINDALL HAMMOCK	235,069,510	237,022,910	0.8%	976,050	236,046,860
WATER MANAGEMENT 3	1,938,290,838	1,848,764,389	-4.6%	200,281,107	1,648,483,282
WATER MANAGEMENT 4A	549,373,766	519,942,313	-5.4%	38,656,207	481,286,106
WATER MANAGEMENT 4B	707,336,071	637,434,031	-9.9%	38,993,449	598,440,582
WATER MANAGEMENT 4C	1,697,645,246	1,600,436,498	-5.7%	150,736,289	1,449,700,209
COUNTY STREET LIGHT	381,567,190	287,592,770	-24.6%	3,524,386	284,068,384
THREE ISLANDS	465,063,730	406,040,780	-12.7%	13,344	406,027,436
SUNRISE KEY	77,639,240	73,717,890	-5.1%	0	73,717,890
TAX DIST #1 SAWGRASS	545,146,560	630,129,540	15.6%	111,575,380	518,554,160
GOLDEN ISLES	206,753,060	211,169,450	2.1%	136,366	211,033,084
PLANTATION GATEWAY 7	239,694,940	227,674,330	-5.0%	827,497	226,846,833
PLANTATION MIDTOWN	1,138,792,350	1,112,111,703	-2.3%	80,429,074	1,031,682,629
LAUDERHILL SAFE NEIGHBORHOOD	17,988,930	10,537,680	-41.4%	0	10,537,680
FLA INLAND NAV.	148,240,106,895	130,292,138,714	-12.1%	1,525,974,541	128,766,164,173
CHILDREN'S SERVICES	148,240,106,895	130,292,138,714	-12.1%	1,525,974,541	128,766,164,173
SFWMD - DISTRICT	148,240,106,895	130,292,138,714	-12.1%	1,525,974,541	128,766,164,173
SFWMD - BASIN	148,240,106,895	130,292,138,714	-12.1%	1,525,974,541	128,766,164,173
SFWMD - EVERGLADES	148,240,106,895	130,292,138,714	-12.1%	1,525,974,541	128,766,164,173
SCHOOL BOARD	157,695,298,028	139,940,630,434	-11.3%	1,538,277,836	138,402,352,598
COUNTY COMMISSION	147,543,211,895	129,680,011,704	-12.1%	1,534,066,649	128,145,945,055

\*With correction certificates processed as of June 1, 2010



# CERTIFICATION OF TAXABLE VALUE

DR-420  
R. 6/10  
Rule 12D-16.002  
Florida Administrative Code

Year <span style="float: right;">2010</span>	County <span style="float: right;">Broward</span>
Principal Authority <span style="float: right;">Town of Lauderdale-By-The-Sea</span>	Taxing Authority <span style="float: right;">Town of Lauderdale-By-The-Sea</span>

## SECTION I: COMPLETED BY PROPERTY APPRAISER

1.	Current year taxable value of real property for operating purposes	\$	(1)
2.	Current year taxable value of personal property for operating purposes	\$	(2)
3.	Current year taxable value of centrally assessed property for operating purposes	\$	(3)
4.	Current year gross taxable value for operating purposes <i>(Line 1 plus Line 2 plus Line 3)</i>	\$	1,770,191,648 (4)
5.	Current year net new taxable value <i>(Add new construction, additions, rehabilitative improvements increasing assessed value by at least 100%, annexations, and tangible personal property value over 115% of the previous year's value. Subtract deletions.)</i>	\$	18,974,047 (5)
6.	Current year adjusted taxable value <i>(Line 4 minus Line 5)</i>	\$	1,751,217,601 (6)
7.	Prior year FINAL gross taxable value from prior year applicable Form DR-403 series	\$	1,911,499,581 (7)
8.	Does the taxing authority include tax increment financing areas? If yes, enter number of worksheets (DR-420TIF) attached. If none, enter 0	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Number (8)
9.	Does the taxing authority levy a voted debt service millage or a millage voted for 2 years or less under s. 9(b), Article VII, State Constitution? (If yes, enter the number of forms DR-420DEBT, <i>Certification of Voted Debt Millage</i> for each debt service levy.)	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Number (9)

<b>SIGN HERE</b>	<b>Property Appraiser Certification</b>	I certify the taxable values above are correct to the best of my knowledge.	
	Signature of Property Appraiser	Date	

## SECTION II: COMPLETED BY TAXING AUTHORITY

If this portion of the form is not completed in FULL your authority will be denied TRIM certification and possibly lose its millage levy privilege for the tax year. If any line is not applicable, -0-.			
10.	Prior year operating millage levy <i>(If prior year millage was adjusted then use adjusted millage from Form DR-422)</i>	3.9990	per \$1,000 (10)
11.	Prior year ad valorem proceeds <i>(Line 7 multiplied by Line 10, divided by 1,000)</i>	\$	7,644,087 (11)
12.	Amount, if any, paid or applied in prior year as a consequence of an obligation measured by a dedicated increment value <i>(Sum of either Lines 6c or Line 7a for all DR-420TIF forms)</i>	\$	(12)
13.	Adjusted prior year ad valorem proceeds <i>(Line 11 minus Line 12)</i>	\$	7,644,087 (13)
14.	Dedicated increment value, if any <i>(Sum of either Line 6b or Line 7e for all DR-420TIF forms)</i>	\$	(14)
15.	Adjusted current year taxable value <i>(Line 6 minus Line 14)</i>	\$	1,751,217,601 (15)
16.	Current year rolled-back rate <i>(Line 13 divided by Line 15, multiplied by 1,000)</i>	4.3650	per \$1000 (16)
17.	Current year proposed operating millage rate	3.9990	per \$1000 (17)
18.	Total taxes to be levied at proposed millage rate <i>(Line 17 multiplied by Line 4, divided by 1,000)</i>	\$	7,078,996 (18)

Continued on page 2

19.	TYPE of principal authority (check one)	<input type="checkbox"/> County	<input type="checkbox"/> Independent Special District	(19)
		<input checked="" type="checkbox"/> Municipality	<input type="checkbox"/> Water Management District	
20.	Applicable taxing authority (check one)	<input checked="" type="checkbox"/> Principal Authority	<input type="checkbox"/> Dependent Special District	(20)
		<input type="checkbox"/> MSTU	<input type="checkbox"/> Water Management District Basin	
21.	Is millage levied in more than one county? (check one)	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		(21)
<div style="display: flex; justify-content: space-between; align-items: center;"> <div><b>DEPENDENT SPECIAL DISTRICTS AND MSTUs</b></div> <div><b>STOP HERE - SIGN AND SUBMIT</b></div> </div>				

22.	Enter the total adjusted prior year ad valorem proceeds of the principal authority, all dependent special districts, and MSTUs levying a millage. <i>(The sum of Line 13 from all DR-420 forms)</i>	\$	7,644,086	(22)
23.	Current year aggregate rolled-back rate <i>(Line 22 divided by Line 15, multiplied by 1,000)</i>		4.3650 per \$1,000	(23)
24.	Current year aggregate rolled-back taxes <i>(Line 4 multiplied by Line 23, divided by 1,000)</i>	\$	7,726,887	(24)
25.	Enter total of all operating ad valorem taxes proposed to be levied by the principal taxing authority, all dependent districts, and MSTUs, if any. <i>(Total of Line 18 from all DR-420 forms)</i>	\$	7,078,996	(25)
26.	Current year proposed aggregate millage rate <i>(Line 25 divided by Line 4, multiplied by 1,000)</i>		3.9990 per \$1,000	(26)
27.	Current year proposed rate as a percent change of rolled-back rate <i>(Line 26 divided by Line 23, minus 1, multiplied by 100)</i>		-8.38 %	(27)

<b>First public budget hearing</b>	Date 09/13/2010	Time 7:00 PM	Place Jarvis Hall, 4505 N. Ocean Drive, Lauderdale-By-The-Sea, FL 33308
------------------------------------	--------------------	-----------------	--

<b>SIGN HERE</b>	<b>Taxing Authority Certification</b>		I certify the millages and rates are correct to the best of my knowledge. The millages comply with the provisions of s. 200.065 and the provisions of either s. 200.071 or s. 200.081, F.S.	
	Signature of Chief Administrative Officer			Date
	Title		Contact Name	
	Mailing Address		Physical Address	
	City, State, Zip		Phone Number	Fax Number